

TO LET

GROUND FLOOR, 12 ST GEORGES SQUARE

Huddersfield HD1 1JF



GROUND FLOOR OFFICE SUITE

68.65m² (739ft²)

- Prominent location
- Close to railway station
- Rateable Value £5,700
- Office to rear of building

T. **01484 530361**

www.bramleys.com

GROUND FLOOR, 12 ST GEORGES SQUARE, HUDDERSFIELD

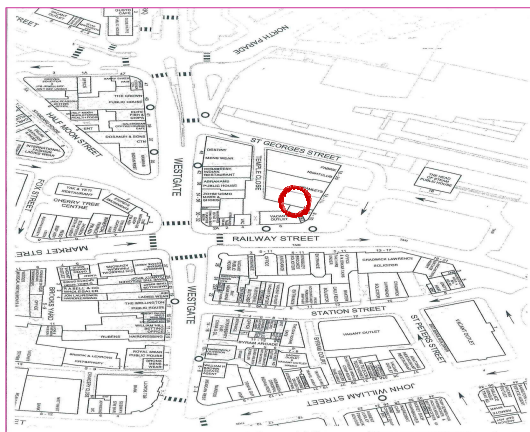
GROUND FLOOR OFFICE SUITE

The premises occupy the ground floor of this 3 storey imposing Victorian building situated within the attractive St Georges Square, close to the commercial centre within Huddersfield town.

The building is situated close to Huddersfield train station and within walking distance of the bus station and multi-storey car park.

The premises extend to approximately 739ft², having suspended ceiling with inset lighting and intercom video entry system.

The premises provide excellent office accommodation for a small to medium sized business wishing to be located within the centre of Huddersfield.



VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

ACCOMMODATION

■ GROUND FLOOR
Office 68.65m² (739ft²)

Including open plan office and two private offices.

Lift in common area with access to 1st floor shared toilet facilities and 3rd floor disabled toilet.

RENT

£5,500 p/a

RATEABLE VALUE

£5,700 from 1 April 2017

UNIFORM BUSINESS RATE

This will be charged back by the local Rating Office at the Uniform Business Rate of 47.9p/46.6p (2017/18). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the agents

LEASE TERMS

The property is offered on an effectively full repairing and insuring lease for a term of 3 years or more.

SERVICE CHARGE

The landlord will insure the property, repair, paint and clean the common passages, including maintenance of the lift, and charge this cost back by way of a service charge. The due proportion for this office suite is 15%. In addition, electricity is sub-metered and re-charged by our office on a quarterly basis.

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

CONTACT

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